

\$1,750,000 - 1797 N County Road 346, Rifle

MLS® #7320826 RE COLORADO Listing Office: Colorado Ranch & Land Brokers

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Land on 122 Acres

N/A, Rifle, CO

Check out this river-front property! The Oxbow Landing includes approximately 3/4 of a mile of Colorado river frontage, 3/4 of a mile of Interstate 70 frontage, 11+ acres across two lakes, and a total of 122 acres of property. Access is easy for large vehicles, with a short 2.3 mile drive on a quiet county road to the nearest I-70 interchange. The Oxbow Landing is located in unincorporated Garfield County, zoned "Rural". The city of Rifle borders the property on multiple sides. There is an existing power line that comes onto the property from the north. Garfield County's rural zone allows for an RV Park/Campground with a Major Impact Review, along with residential and recreational uses. This could make a great location for a wetlands mitigation bank. Prospective buyers should research and verify all information prior to relying on it. While FEMA's information appears to be incomplete for this property, an initial review suggests that substantial portions of this property are in the 100 year floodplain and floodway. A topographical survey is available by request. All remaining gravel rights are included with the property. Be sure to check out the video!



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Listing Courtesy of Colorado Ranch & Land Brokers

Essential Information

MLS® #	7320826
Price	\$1,750,000
Bathrooms	0.00
Acres	122.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1797 N County Road 346
Subdivision	N/A
City	Rifle
County	Garfield
State	CO
Zip Code	81650

Amenities

View	Lake, Mountain(s), Water
Is Waterfront	Yes
Waterfront	Lake, Pond, River Front, Stream, Waterfront

Exterior

Lot Description	Flood Zone, Many Trees, Meadow, Subdividable, Wetlands
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School Information

District	Garfield RE-2
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Additional Information

Date Listed	July 2nd, 2024
Zoning	Garfield County Rural

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